



Address: [1201 EVANS AVE](#)
City: FORT WORTH
Georeference: 16080-1-1A
Subdivision: GRAVES & MCDANIELS #1 SUB
Neighborhood Code: OFC-South Tarrant County

Latitude: 32.7314646525
Longitude: -97.3180293791
TAD Map: 2054-384
MAPSCO: TAR-077K



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

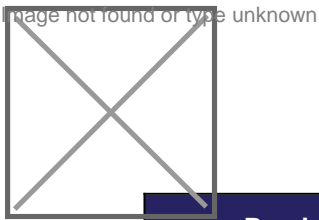
Legal Description: GRAVES & MCDANIELS #1 SUB
Block 1 Lot 1A
Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)
Site Number: 80092799
Site Name: STORAGE CONTAINER OFFICE
Site Class: OFCLowRise - Office-Low Rise
Parcels: 2
Primary Building Name: STORAGE CONTAINER OFFICE / 01094408
State Code: F1
Year Built: 2018
Primary Building Type: Commercial
Gross Building Area+++: 7,040
Personal Property Account: [09534709](#)
Net Leasable Area+++: 7,040
Agent: TX TAX PROTEST (11969)
Percent Complete: 100%
Notice Sent Date: 5/1/2025
Land Sqft*: 5,196
Notice Value: \$1,400,960
Land Acres*: 0.1192
Protest Deadline Date: 5/31/2024
Pool: N

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
MELCHIORS HOLDINGS LLC
Primary Owner Address:
600 E ROSEDALE AVE STE 105
FORT WORTH, TX 76104
Deed Date: 9/16/2016
Deed Volume:
Deed Page:
Instrument: [D216219900](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCPHAUL MARGARET OLIVIA	6/30/2016	D216219899		
MCPHAUL MARGARET OLIVIA	9/17/2007	D207336042	0000000	0000000
MCPHAUL W C	12/31/1900	000000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$1,342,505	\$58,455	\$1,400,960	\$1,008,000
2024	\$1,145,385	\$58,455	\$1,203,840	\$840,000
2023	\$641,545	\$58,455	\$700,000	\$700,000
2022	\$685,137	\$58,455	\$743,592	\$743,592
2021	\$891,545	\$58,455	\$950,000	\$950,000
2020	\$891,545	\$58,455	\$950,000	\$950,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.